



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JANUARY 8, 2014

SUBJECT: UP13-21 BOGLE VERIZON: A CONDITIONAL USE PERMIT FOR
APPROXIMATELY 2.5 ACRES OF REAL PROPERTY LOCATED AT
5024 SOUTH RECKER ROAD IN THE PUBLIC
FACILITY/INSTITUTIONAL (PF/I) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

The request will provide an upgrade to the Wireless Communications System in the area with the latest technology.

RECOMMENDED MOTION

MAKE THE FINDINDGS OF FACT AND APPROVE UP13-21 BOGLE VERIZON, A
CONDITIONAL USE PERMIT TO PERMIT THE MODIFICATION OF AN EXISTING
WIRELESS COMMUNICATION FACILITY (MONOPOLE) AND TO REMOVE 6
ANTENNAS AND REPLACE WITH 12 NEW ANTENNAS IN THE PUBLIC FACILITY/
INSTITUTIONAL (PF/I) ZONING DISTRICT, ON A 2.5 ACRE SITE LOCATED AT
5024 SOUTH RECKER ROAD, SUBJECT TO CONDITIONS.

APPLICANT/OWNER

Name Mark Maes
Company Salt River Project
Address 2727 E. Washington Street
Phoenix, AZ 85034
Phone 602-236-2863
Email: mark.maes@srp.com

BACKGROUND/DISCUSSION

History

December 19, 2006

The Hearing Officer approved a variance (V06-07) to deviate from the setback distances to the north and west sides of the subject site for a monopole at the SRP Bogle substation.

May 2, 2007

The Planning Commission approved a Use Permit (UP06-5) to permit the installation of a 75 ft. tall Wireless Communication Facility for Cingular and Verizon at the SRP Bogle substation.

Overview

The request is to allow an upgrade to the capacity of the current facility and replace the existing 6 antennas with 12 new antennas (4 per sector). The new antennas will allow Verizon to enhance its wireless services in this area with the latest technology.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Residential > 3.5-5 DU/Acre	Single Family-6 (SF-6)
East	Public Facility/Institutional (PF/I) and Residential > 3.5-5 DU/Acre	Public Facility/Institutional (PF/I) and Single Family-6 (SF-6)
South	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7)
West	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7)
On-Site	Public Facility Institutional (PF/I)	Public Facility Institutional (PF/I)

Project Data Table

	Proposed Project
Site Area	2.5 acres
Existing Zoning	Public Facility Institutional (PF/I)
Proposed Modification *	Replace the existing 6 antennas with 12 new antennas (4 per sector)

*No other exterior changes are proposed with this upgrade.

ANALYSIS OF THE USE PERMIT

The Use Permit process is used to review possible effects on surrounding properties on a case-by-case basis. The LDC outlines four specific findings that must be made by the Planning Commission to grant a Use Permit and are discussed below.

1. ***The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;***

The subject site is located in a Public Facility Institutional (PF/I) zoning district at 5024 South Recker Road. The existing monopole will be unchanged; however, if this application is approved, the current 6 antennas will be replaced by 12 new antennas (4 per sector). The existing equipment shelter is located inside the substation and screened by the existing block wall.

2. ***The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;***

The request for a Use Permit to allow the modification of an existing wireless facility to improve the efficiency of existing installations meets the intent of the Gilbert General Plan Chapter 5, Public Facilities and Services Element and proposes better utilization of existing verticality that meets the intent to, “provide a high level of facilities to serve the community in a manner that enhances quality of life and provides for future needs.”

3. ***The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements;***

The setbacks reduction on the north and west sides of the subject site were approved by a variance (V06-7) in 2006 and will remain in effect. The proposed additional antennas will not change the height of the pole or the exterior appearance of the substation.

4. ***The proposed uses, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.***

The additional 12 antennas (4 per sector) will not require any operational changes by the cellular provider. This facility will continue requiring periodic visits by a technician to monitor and assure adequate operation of the facility. The additional antennas will not negatively impact surrounding property owners. The new antennas will not cause adverse impacts due to dust, smoke, noise, odor or glare from the use.

Pursuant to Section 4.705 of the LDC, the following additional findings of fact are required for WCF use permit applications;

A. The proposed WCF conforms with the requirements of Article 4.7;

The application conforms to all provisions of Article 4.7 of the LDC with respect to monopole height requirements and setback distance requirements per variance V06-7. Additionally, the screening and aesthetics, equipment enclosure, lighting and collocation capability for a WCF are also met.

B. The applicant has demonstrated the ability to co-locate the proposed WCF facility on an existing vertical element; and

The applicant states that instead of adding new verticality to enhance services in the area, Verizon approached SRP, owner of the site, to upgrade the existing facility.

C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

The proposed additional antennas will not dramatically change the sight of the existing facility. The ground equipment will remain inside the substation and will be screened by the existing block wall.

Staff finds that the proposed project is in compliance with the Town's Use Permit Criteria and the standards and requirements necessary for granting the Use Permit.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No objections to the proposal have been received on this case.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the town of Gilbert Land Development Code. This waiver is located in the case file (UP13-21).

STAFF RECOMMENDATION

Move to make the findings of fact and approve UP13-21 Bogle Verizon, a Conditional Use Permit to allow the modification of an existing Wireless Communication Facility (monopole) and to remove 6 antennas and replace with 12 new antennas in the Public Facility/Institutional (PF/I) zoning district, subject to the following condition:

1. The Project shall be in substantial conformance with the site plans and elevation shown on the Exhibits noted under Attachment Nos. 3 and 4.

Respectfully submitted,

A handwritten signature in black ink that reads "Maria S. Cadavid". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Maria S. Cadavid, AICP, CSBA
Senior Planner

Attachments:

1. Findings of Fact
2. Notice of Public Hearing
3. Site Plans (2pp.)
4. Elevations

FINDINGS OF FACT FOR

UP13-21 BOGLE VERIZON: Staff provides the following findings of facts, subject to conditions of approval to substantiate approval of the project:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows;

- A. The proposed WCF conforms with the requirements of Article 4.7;
- B. The applicant has demonstrated the ability to co-locate the proposed WCF facility on an existing vertical element; and
- C. The visibility of the WCF is reduced to the extent feasible by, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, January 8, 2014* TIME: 6:00 PM

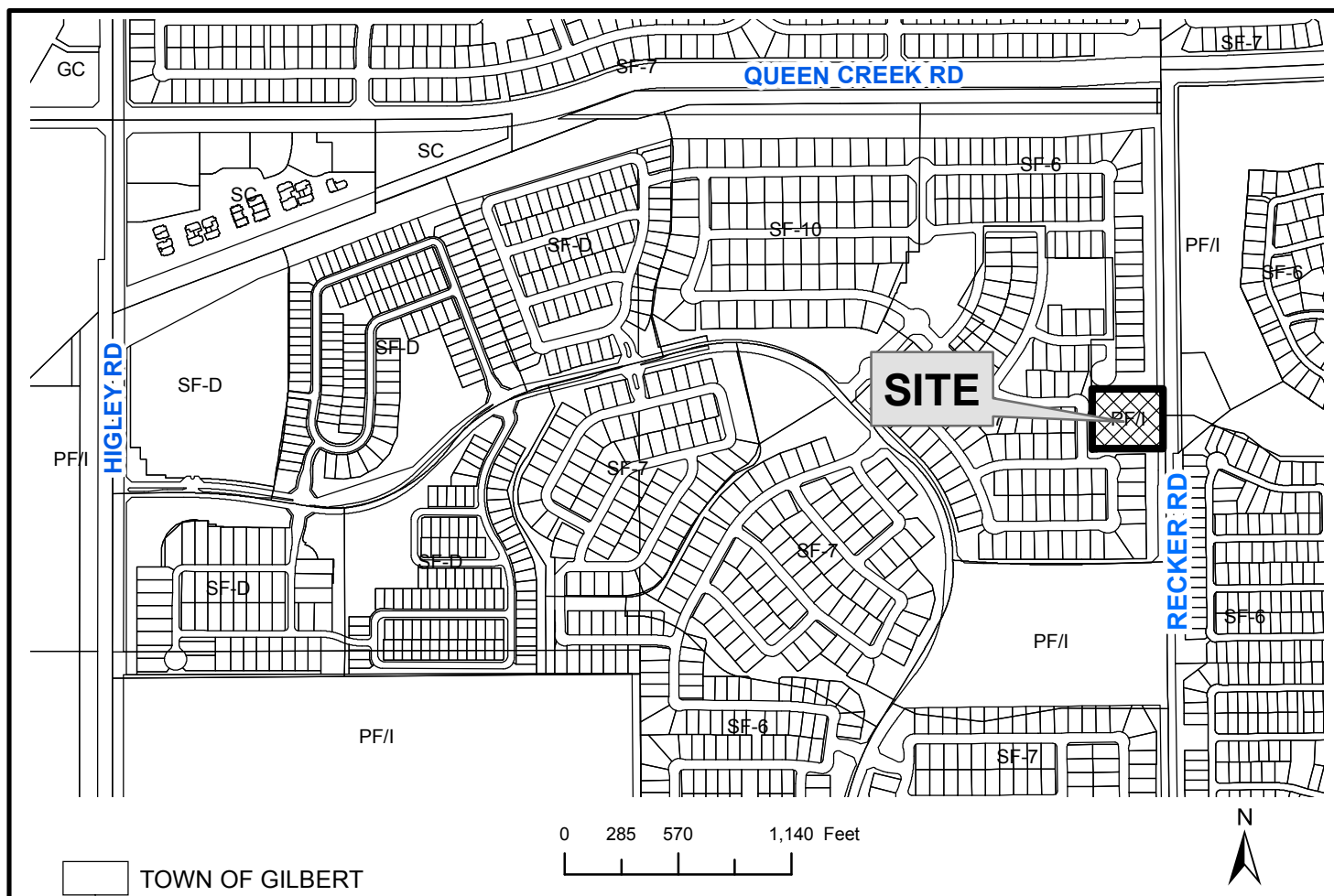
LOCATION: Gilbert Municipal Center
50 E. Civic Center Drive
Gilbert, Arizona 85296

* Call Planning Department to verify date and time: (480) 503-6700

REQUESTED ACTION:

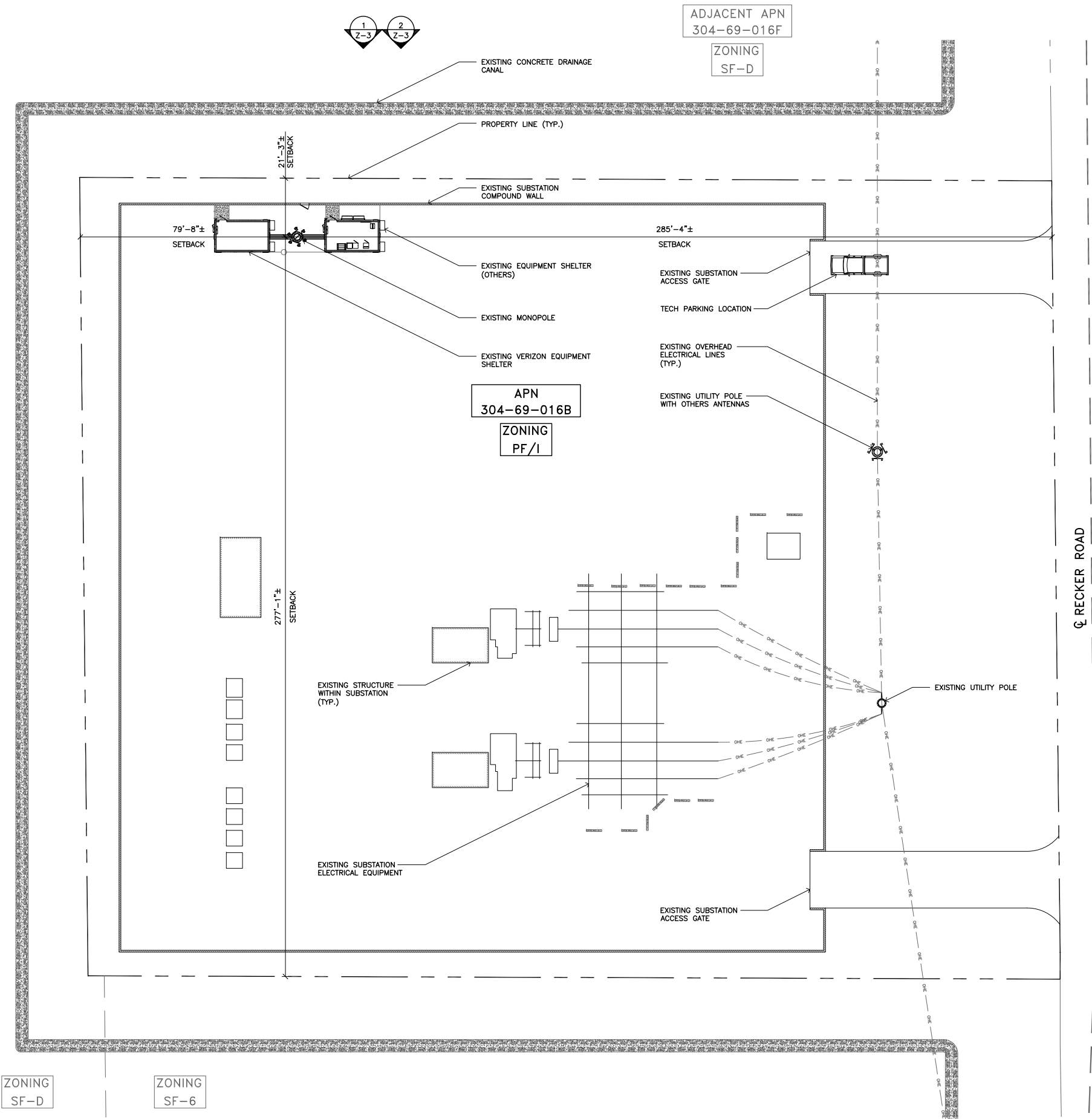
UP13-21 Request to approve a Conditional Use Permit for approximately 2.5 acres of real property located at 5024 South Recker Road to permit the modification of an existing Wireless Communication Facility (monopole) and to remove 6 antennas from the existing monopole and replace it with 12 new antennas in the Public Facility/Institutional (PF/I) zoning district.

* The application is available for public review at the Town of Gilbert Development Services division M-Th-7:00-6:00.



APPLICANT: Salt River Project
CONTACT: Mark Maes
ADDRESS: 2727 E. Washington Street
Phoenix, AZ 85034

TELEPHONE: 602-236-2863
EMAIL: mark.maes@srpnet.com



- NOTES:**
- COMPLIANCE**
1. ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORI
 2. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
 3. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.
 4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- NOTES**
1. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED BY MARICOPA COUNTY ASSESSORS PAGE AT WWW.MARICOPA.GOV
 2. REFER TO VERIZON SPECIFICATIONS FOR ADDITIONAL INFORMATION/DETAILS.



NO.	DATE	DESCRIPTION	BY
0	06/24/13	FINAL ZDs	SLD

PROJECT INFORMATION

**POWER RANCH
SRP
BOGLE SUBSTATION**

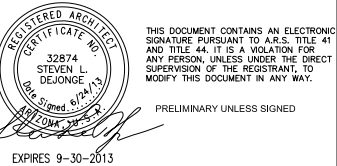
5024 S. RECKER ROAD
GILBERT, AZ 85236

SHEET TITLE

SITE PLAN

SHEET NUMBER

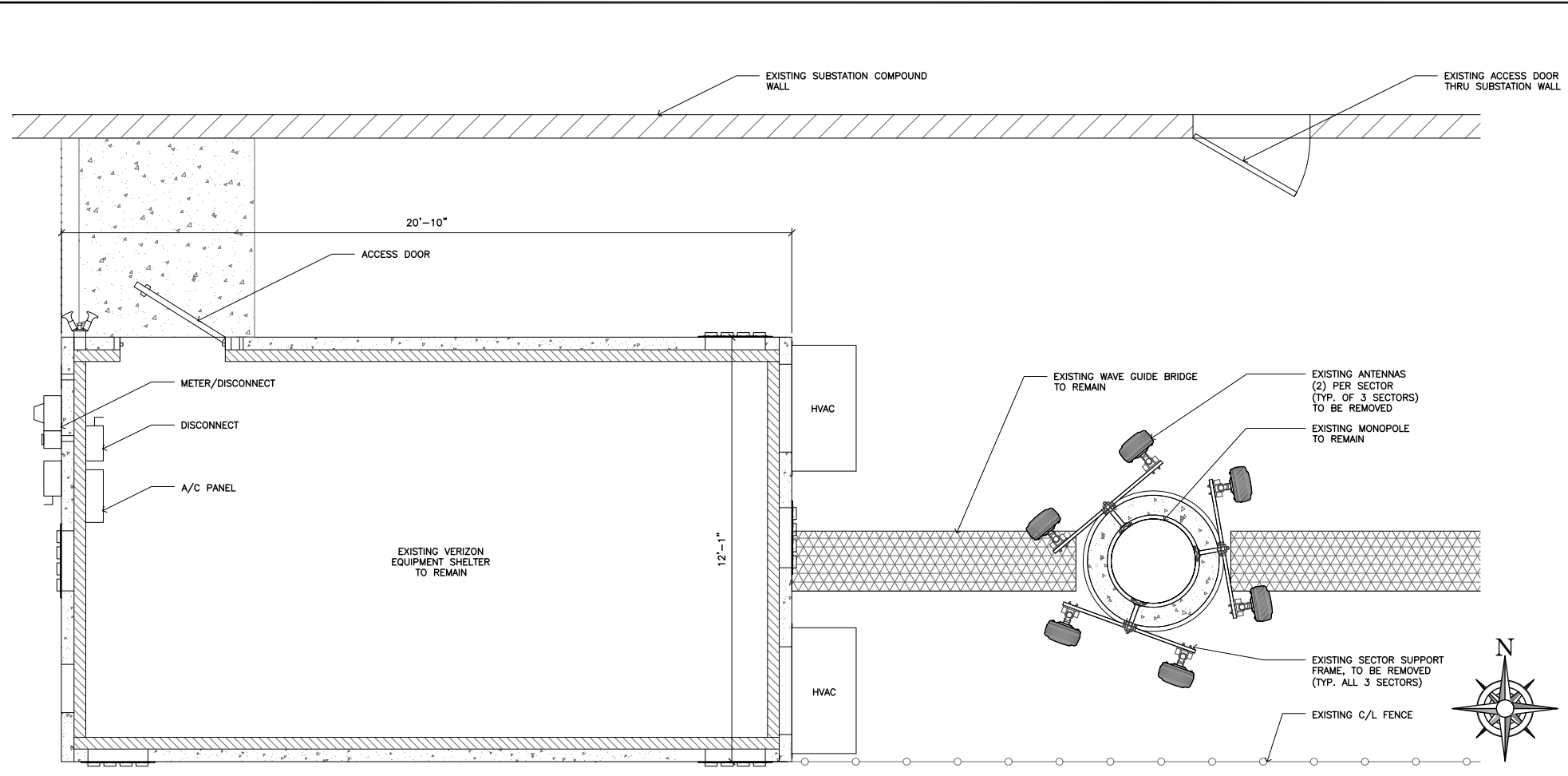
Z-1



ZONING SF-D

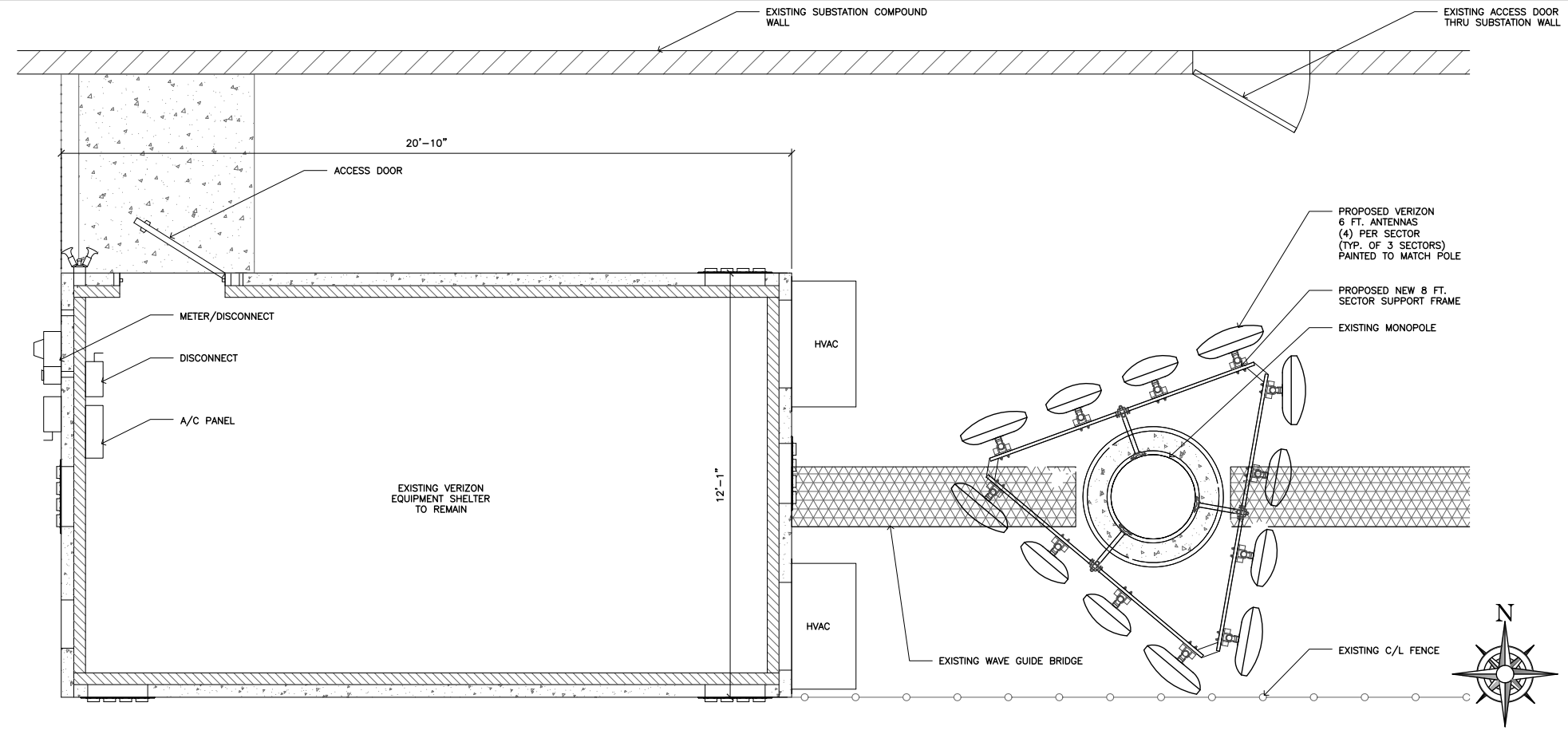
ZONING SF-6





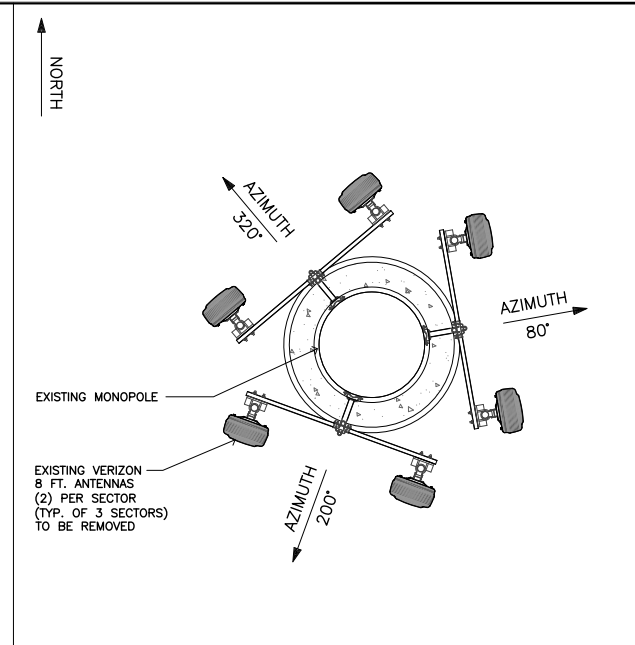
EXISTING ENLARGED SITE PLAN

SCALE: 1/2" = 1'-0" 1

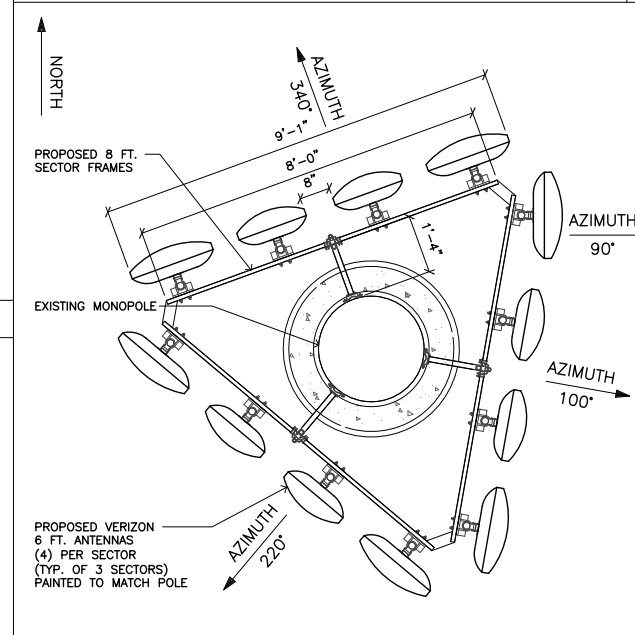


PROPOSED ENLARGED SITE PLAN

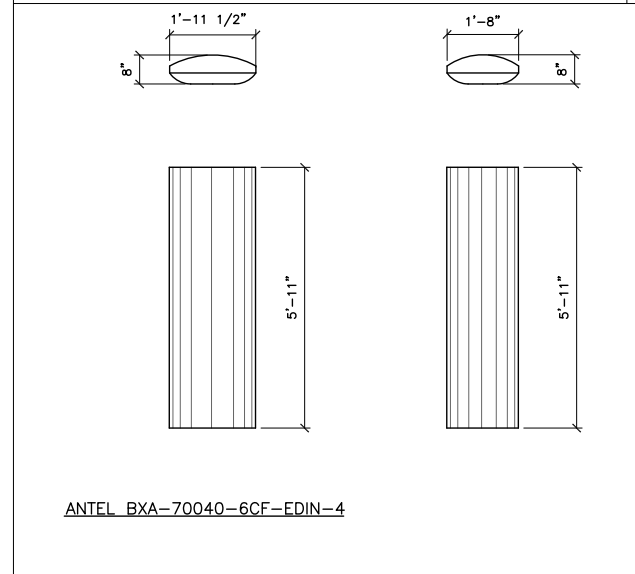
SCALE: 1/2" = 1'-0" 2



EXISTING ANTENNA LAYOUT (PLAN VIEW) 3



PROPOSED ANTENNA LAYOUT (PLAN VIEW) 4



ANTENNA DETAIL 5



PLANS PREPARED BY



MAIL STATION PAB353
P.O. BOX 52025
PHOENIX, AZ 85072

NO.	DATE	DESCRIPTION	BY
0	06/24/13	FINAL ZDs	SLD

PROJECT INFORMATION

POWER RANCH
SRP
BOGLE SUBSTATION

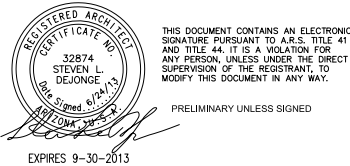
5024 S. RECKER ROAD
GILBERT, AZ 85236

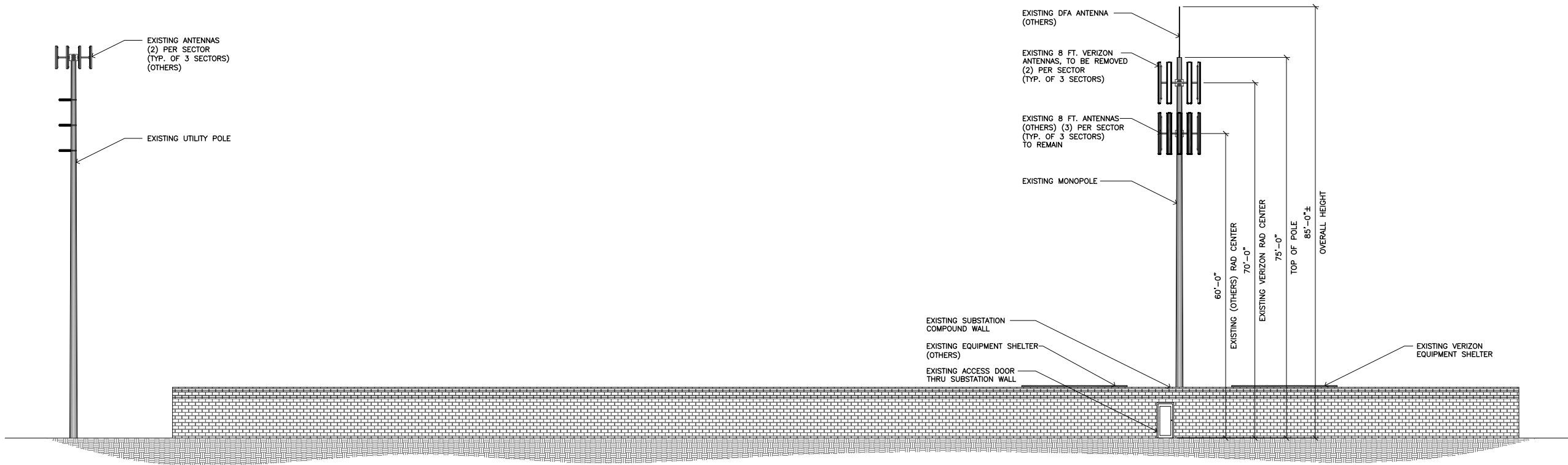
SHEET TITLE

ENLARGED SITE PLAN
& ANTENNA PLAN

SHEET NUMBER

Z-2

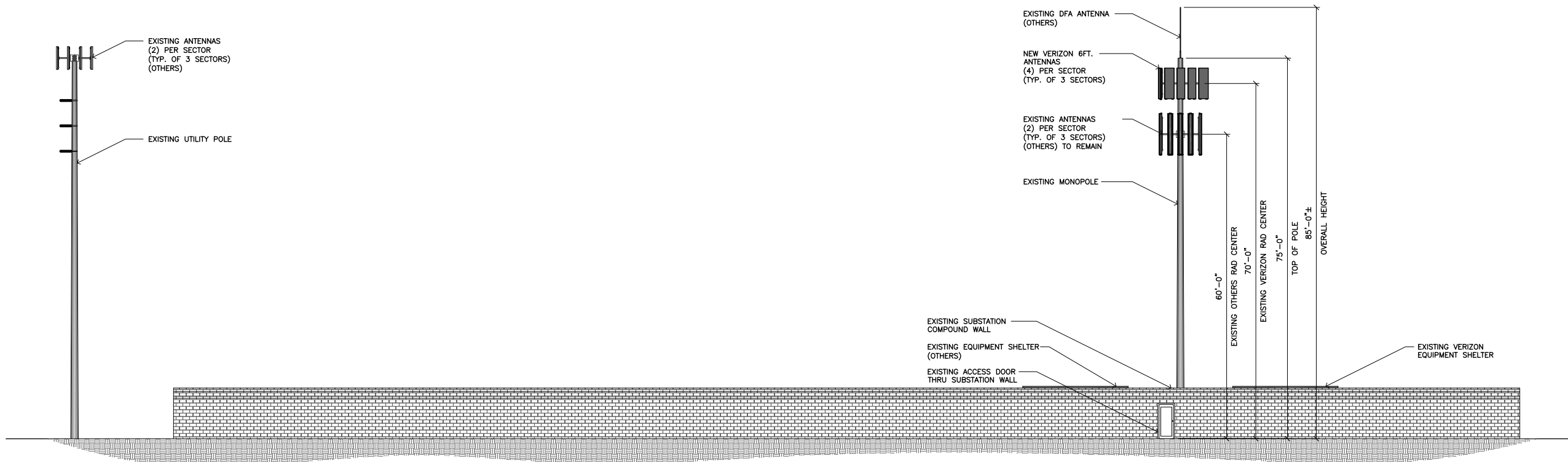




EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"

1



PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"

2

PLANS PREPARED BY



MAIL STATION PAB353
P.O. BOX 52025
PHOENIX, AZ 85072

NO.	DATE	DESCRIPTION	BY
0	06/24/13	FINAL ZDs	SLD

PROJECT INFORMATION

POWER RANCH
SRP
BOGLE SUBSTATION

5024 S. RECKER ROAD
GILBERT, AZ 85236

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-3



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AND TITLE 44. IT IS A VIOLATION FOR
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MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

EXPIRES 9-30-2013